

## **\$312,900 - 150 1804 70 Street, Edmonton**

MLS® #E4464169

**\$312,900**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your dream home in Summerside!! This beautiful 3 bedroom condo offering over 1,200 Sq.Ft of stylish living space. This bright and spacious unit features an open-concept layout with a modern kitchen, ample cabinetry, and a large island ideal for entertaining. The generous living and dining areas offer ample space, kitchen cabinets offer plenty of storage. Laminate flooring throughout the main floor which also has 2 pce bathroom. Second floor offers 3 bedrooms and 2 full bathrooms with master bedroom has 4 pce ensuite and walk in closet. Double attached garage for parking, and low-maintenance living. The house is freshly painted throughout, stainless steel appliances, front load washer/dryer, house has been maintained very well. Exclusive lake access! Spend your summers paddleboarding, swimming, or relaxing at the private beach. Located near schools, shopping, and transit, this condo combines lifestyle and location. Donâ€™t miss your chance to own this beauty!!

Built in 2012

### **Essential Information**

MLS® # E4464169

Price \$312,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 150 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | See Remarks, Unfinished                                                                                         |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Fenced, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 31st, 2025  
Days on Market                1  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually  
Condo Fee                        \$278



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